41.

File 41 BOOK 7404 PAGE 489

Address New Owner:	Map-Parcel Numbers:
Poston Avenue Partnership c/o J. Thomas Patterson Co. 110 30th Avenue South Nashville, Tennessee 37212	104.2 - 272 104.2 - 273 104.2 - 274
Send Tax Bills To:	**Address of Mortgagee:**
SAME	

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, POSTON PLAZA ASSOCIATES, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said POSTON AVENUE PARTNERSHIP, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 2904, 2906 and 2908 Poston Avenue, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 16th day of November, 1987.

Notary Public
My Commission Expires: 3-8-91

NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of November, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

POSTON PLAZA ASSOCIATES, a
Tennessee General Partnership

By: _____
Kenneth Kraft, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Peter H. Coffey, Notary Public, Kenneth Kraft, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Poston Plaza Associates, a Tennessee general partnership, and is authorized to execute this instrument on behalf of Poston Plaza Associates.

WITNESS my hand, at office, this 16th day of November, 1987.

_____
Notary Public

My Commission Expires: _____

EXHIBIT A

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 1 on the Map of W. W. Crandall's Subdivision of Lot No. 39 of the Boyd Cockrill Spring Tract, as of record in Book 161, page 102, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the north side of Poston Avenue and runs back between parallel lines along the east margin of 30th Avenue North, formerly Amelia Avenue, 135 feet to an alley.

Being the same property conveyed to POSTON PLAZA ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP, by deed from ESTELLE CUFF AND HUSBAND JAMES L. CUFF, Of record in Book 7005, page 44, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 2 in W. W. Crandall's Subdivision of Lot No. 39 Boyd Cockrill Spring Tract, a plan of which is of record in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to POSTON PLAZA ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP, by deed from HOWARD D. GOODWIN AND NELLIE F. GOODWIN, HUSBAND AND WIFE, of record in Book 7005, page 40, Register's Office for Davidson County, Tennessee.

TRACT III:
Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of W. W. Crandall's Subdivision of Lot No. 39 of the Boyd Cockrill Spring Tract, of record in Book 161, page 102, said Register's Office.

Said Lot No. 3 fronts 50 feet on the northerly side of Poston Avenue and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to POSTON PLAZA ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP, by deed from ETHEL F. RIZZARDI BRADY AND HUSBAND GEORGE E. BRADY, of record in Book 7005, page 48, Register's office for Davidson County, Tennessee.

8 2 9 3 E
IDENTIFY REFERENCE
Nov 17 8 50 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7404 PAGE 492

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			400000.00-	CAMT.
			1120.00	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	1129.50-
3119A	11/17/87	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 36294